

## CHAPTER 13 EXTERIOR INSULATION AND FINISH SYSTEMS

### SIFC-1301 GENERAL

**SIFC-1301.1 Scope.** The requirements of this chapter and IBC-1704.12 shall apply when construction includes exterior insulation and finish systems (EIFS) elements as listed in SIFC-302.9.

**IBC-1704.12 Exterior insulation and finish systems (EIFS).** Special inspections shall be required for all EIFS applications.

**Exceptions:**

1. Special inspections shall not be required for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior.
2. Special inspections shall not be required for EIFS applications installed over masonry or concrete walls.

### SIFC-1302 CONSTRUCTION DOCUMENTS

**SIFC-1302.1 Review and approval.** The construction documents required to be submitted to the **BPRD** for review and approval prior to permit issuance shall include EIFS information and details as required by SIFC-1302.2. After approval, the **BPRD** will return one set of County-approved construction documents for use on the job site.

**SIFC-1302.2 Preparation of construction documents.** Construction documents for the EIFS, including the related design calculations, shall be prepared, signed and sealed by a **RDP**. The construction documents shall include, but not be limited to, the following information and details:

- Copy of EIFS research report.
- Design wind pressure on the EIFS and related calculations.
- Waterproofing and drainage provisions including weepholes and any limitations on EIFS or building materials, especially substrate and building framing, for prevention of moisture infiltration to building sheathing or framing.
- EIFS material types and thicknesses, including flame spread and smoke development ratings.
- Details consistent with intent of the research report and manufacturer's instructions for method of installation at all openings, corners and panel terminations.
- Location and configuration of control joints, weepholes, and flashing.
- Typical cross-sectional configuration showing all components of the wall. All building sheathing and framing materials in contact with the EIFS shall be dampproofed in accordance with IBC-1806. Wood shall also be naturally durable or preservative-treated in accordance with IBC-2303.1.8.
- Typical wall configuration showing details of system penetrations.
- System installation criteria, including ambient temperature limitations.



## **SIFC-1303 FABRICATION AND ERECTION DOCUMENTS**

**SIFC-1303.1 Review and approval.** The **GC** shall submit two sets of EIFS fabrication and erection documents to **FCCSS** for review and approval prior to EIFS elements' fabrication, erection or application, as appropriate. The **AR** and the **SER** shall review and approve the fabrication and erection documents for compliance with the architectural and structural design of the building and the County-approved construction documents prior to submission to **FCCSS**. After approval, **FCCSS** will return one set of County-approved fabrication and erection documents for use on the job site.

**SIFC-1303.2 Preparation of fabrication and erection documents.** The **RDP** responsible for preparation of the EIFS construction documents shall also prepare, sign and seal the EIFS fabrication and erection documents. Information shall include, but not be limited to:

- Reference to research report number and identification of EIFS manufacturer.
- For prefabricated panels or elements, complete fabrication and erection details, including element fabrication, storage and transportation instructions, rigging requirements, and erection bracing.
- EIFS manufacturer installation and application instructions.
- Layout and details for application of insulation boards.
- Details for control joints, flashing, weepholes, sealants and caulking.
- System installation criteria, including ambient temperature limitations.
- Criteria and timing for special inspections during construction.

## **SIFC-1304 INSPECTION OF EIFS FABRICATORS**

Where fabrication of EIFS panels or elements is being performed off-site on the premises of a fabricator's shop, the **SIER** shall verify that the EIFS plant has a documented and implemented Quality Control Program and shall notify **FCCSS** in writing of his/her findings. The **SIER** may inspect the EIFS plant at appropriate intervals to verify that materials, methods, products, and quality control comply with project specifications and County-approved documents. Prefabricated EIFS panels and elements shall be subject to special inspections during fabrication.

## **SIFC-1305 INSPECTION OF EIFS ELEMENTS**

EIFS installation shall be performed by trained applicators. All EIFS elements shall be subject to special inspections during erection and application. The **SIER** shall perform special inspections of EIFS building elements as required by the VUSBC and IBC-1704.12 during erection for conformance with County-approved documents, including the information required by SIFC-1302.2 and SIFC-1303.2.

## **SIFC-1306 COMPLETION OF EIFS CONSTRUCTION**

Upon completion of EIFS construction, the **SIER** shall, after review and approval by the **AR** and **SER**, submit a completion letter to **FCCSS** and shall indicate the date of completion on the final report of special inspections.